

CITY OF MUSKEGON
MUSKEGON HOUSING BOARD OF APPEALS
MEETING MINUTES
06/05/08
5:30PM

ATTENDANCE: Randy Mackie, Jon Rolewicz
Kirk Kolberg, Greg Borgman, Ed Simmons

ABSENT: Chris Carter

EXCUSED: Nick Kroes

STAFF: Mark Kincaid, Jim Hoppus, Carmen Smith, Don LaBrenz, Henry
Faltinowski, Scott Vanderwier

GUESTS: Ciggzree S. Morris, Roger Nielson (790 Terrace), Ken
Wentworth(400 Ottawa); Theotis Tucker(253 Isabella),
Emma Blain(935.S. Getty)

Meeting minutes: A motion was made by Randy Mackie and seconded by Ed
Simmons to approve the May 2008 minutes.

A roll call vote was taken:

| <u>AYES:</u> | <u>NAYES:</u> | <u>EXCUSED:</u> | <u>ABSENT:</u> | <u>ABSTENTION:</u> |
|--------------|---------------|-----------------|----------------|--------------------|
| Greg Borgman | | | | |
| Randy Mackie | | | | |
| Jon Rolewicz | | | | |

Nick Kroes

Chris Carter

Ed Simmons
Kirk Kolberg

Motion carried.

DANGEROUS BUILDING REVIEW CASES

EN-070054 – 253 Isabella – (Garage) –Theotis Tucker, 3360 Highland St, Muskegon, MI 49444

Theotis Tucker was present to represent case.

Mr. Tucker stated work of replacing entire roof and all new boards is about one hour away from being completed. He planned to secure the door but it's a special order item with delivery time being 2-3 weeks. Mr. Tucker showed pictures he took of progress. Mark Kincaid stated permit has expired. Ed Simmons asked if original permit included the door. Mr. Tucker said an inspector could come by tomorrow to check roof but he's at the mercy of the company as to when the door will be delivered.

Motion made by Jon Rolewicz and supported by Randy Mackie to table case until the July 2008 HBA meeting.

A roll call vote was taken:

AYES:

Greg Borgman
Randy Mackie
Jon Rolewicz

NAYES:

EXCUSED:

Nick Kroes

ABSENT:

Chris Carter

ABSTENTION:

Ed Simmons
Kirk Kolberg

Motion carried.

DANGEREROUS BUILDING NEW CASES:

EN-080063 – 400 Ottawa(Garage) – Cofessco Properties LLC, 411 Ottawa St., Muskegon, MI 49442

Ken Wentworth was present to represent case.

Mr. Wentworth stated he is asking for more time. He referenced letter that was sent to Mark Kincaid. Mr. Wentworth says he believes what drew attention to property was

the result of a windstorm that blew billboard sign and damaged roof. Ed Simmons asked if there was insurance on property which Mr. Wentworth said the insurance wasn't worth turning in. He said he had to make a decision regarding 2 buildings whether he would raze one or both. He would like time to make a decision. The board asked about timeline. Mr. Wentworth said he would like a year. There was a discussion amongst board members and owner regarding procedures if the City had the structure demolished. Ed Simmons asked if pictures show true condition which Mr. Wentworth said property had been neglected.

Staff Recommendation: Table case until September 2008 HBA meeting.

A motion was made by Randy Mackie and supported by Jon Rolewicz to accept staff recommendation.

A roll call vote was taken:

| <u>AYES:</u> | <u>NAYES:</u> | <u>EXCUSED:</u> | <u>ABSENT:</u> | <u>ABSTENTION:</u> |
|--------------|---------------|-----------------|----------------|--------------------|
| Greg Borgman | | | | |
| Randy Mackie | | | | |
| Jon Rolewicz | | | | |
| | | Nick Kroes | | |
| | | | Chris Carter | |

Ed Simmons
Kirk Kolberg

Motion carried.

EN-080071 – 790 Terrace – Promised Land Assoc/Ciggzree Morris, 3355 Merriam Peck St., Muskegon, MI 49444

Roger Nielson and Ciggzree Morris were present to represent case.

Mr. Nielson passed out recent pictures of progress for board to review of property. Mr. Nielson said he would like to request two things. One that the previous work that was done should take structure off dangerous building list and regarding the nuisance part, he stated is being corrected daily and is very close to completion on the outside. Mr. Nielson said that Ciggzree Morris is working on the financing and for her to be able to proceed with investors she needs property to be off dangerous building list. He said already \$100,000 has been invested on repairs. Jon Rolewicz asked if any inspections had been conducted which Mark Kincaid stated that no inspections had been scheduled. Don LaBrenz said there had been consultations at site but no final inspection scheduled. Mr. Nielson said there is about two days of work left and windows are being installed by Muskegon Glass with one window on backorder. Ms Ciggzree Morris said she didn't call for inspection because it wasn't completed yet but did speak with Don LaBrenz regarding options since permit expired June 1st and she

was advised to attend meeting tonight to present case. Ms Morris stated she wanted to apologize for the look of the building for so long but she didn't have it in her hands nor the financial backing to get it done so the seller agreed to do the exterior. She stated the investor originally interested backed out of deal but now have another investor with subject approval and she said everyone is excited about the concept for the building. Jon Rolewicz asked if there has been any interior progress. Ms. Ciggzree Morris said an interior inspection was conducted and the structural violation was corrected but nothing has been done to the rest of the interior because it will have to gutted out. Ms Morris said the health inspector has to approve plans. Mark Kincaid said Ms Morris was correct about interior structural repair was cleared about 1 ½ years ago but current permit was just for exterior only and though close still not done and now permit has expired. Mr. Kincaid explained process if declared dangerous. Mr. Kincaid said there were two items that had the structure on the dangerous building, first the interior structural violation and then second was the exterior. A copy of original violation exterior list was given to Mr. Neilson and Ms Morris.

Staff Recommendation: Declare structure dangerous, substandard and a public nuisance.

Motion made by Ed Simmons to accept staff recommendation and seconded by Randy Mackie.

A roll call vote was taken:

| <u>AYES:</u> | <u>NAYES:</u> | <u>EXCUSED:</u> | <u>ABSENT:</u> | <u>ABSTENTION:</u> |
|--------------|---------------|-----------------|----------------|--------------------|
| Greg Borgman | | | | |
| Randy Mackie | | | | |
| Jon Rolewicz | | | | |
| | | Nick Kroes | | |
| | | | Chris Carter | |

Ed Simmons
Kirk Kolberg

Motion carried.

DANGEROUS BUILDING REVIEW CASES

EN-070219 - 935 S. Getty St., - Emma Blain, 754 Allen Ave., Muskegon, MI 49442

Emma Blain was present to represent case.

Ms Blain said the last meeting she didn't have a contractor so she has gotten some estimates, for plumbing she has hired Rich & Howell. She stated she's requesting 90 days to get repairs done. She said outside has been painted but only estimates for

other work have been obtained. Mark Kincaid said case was tabled before to give her time to get permits but she's only gotten estimates.

Staff Recommendation: Table until August 2008 HBA meeting to complete repairs.

A motion was made by Randy Mackie and seconded by Ed Simmons to accept staff recommendation

A roll call vote was taken:

| <u>AYES:</u> | <u>NAYES:</u> | <u>EXCUSED:</u> | <u>ABSENT:</u> | <u>ABSTENTION:</u> |
|--------------|---------------|-----------------|----------------|--------------------|
| Greg Borgman | | | | |
| Randy Mackie | | | | |
| Jon Rolewicz | | | | |
| | | Nick Kroes | | |
| | | | Chris Carter | |

Ed Simmons
Kirk Kolberg

Motion carried.

EN-080075 – 1573 Beidler – Thomas R. Kamp, 12414 State Rd., Nunica, MI 49448

No one was present to represent case.

Staff Recommendation: Declare structure dangerous, substandard and a public nuisance.

Motion made by Randy Mackie and seconded by Jon Rolewicz to accept staff recommendation.

A roll call vote was taken:

| <u>AYES:</u> | <u>NAYES:</u> | <u>EXCUSED:</u> | <u>ABSENT:</u> | <u>ABSTENTION:</u> |
|--------------|---------------|-----------------|----------------|--------------------|
| Greg Borgman | | | | |
| Randy Mackie | | | | |
| Jon Rolewicz | | | | |
| | | Nick Kroes | | |
| | | | Chris Carter | |

Ed Simmons
Kirk Kolberg

Motion carried.

EN-080084 – 1259 Sanford – James Smith, 1575 Park, Muskegon, MI 49441

No one was present to represent case.

Staff Recommendation: Declare structure dangerous, substandard and a public nuisance.

A motion made by Jon Rolewicz and was seconded by Randy Mackie to accept staff recommendation.

A roll call vote was taken:

| <u>AYES:</u> | <u>NAYES:</u> | <u>EXCUSED:</u> | <u>ABSENT:</u> | <u>ABSTENTION:</u> |
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| Greg Borgman | | | | |
| Randy Mackie | | | | |
| Jon Rolewicz | | | | |

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| | Nick Kroes | | | |
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| | | Chris Carter | | |
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| Ed Simmons | | | | |
| Kirk Kolberg | | | | |

Motion carried.

OLD BUSINESS:

NEW BUSINESS:

ADJOURNMENT: 6:10 PM

CITY OF MUSKEGON

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF
THE CITY COMMISSION AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES.

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, upon twenty-four hours notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or calling the following.

Ann Becker, City Clerk
933 Terrace Street
Muskegon, MI 49443
(231) 724-6705 or TDD (231) 724-6773